

STATION APARTMENTS FOR PERMANENT AND TRANSIENT GUESTS

Hotel Iroquois

43 to 49 West 44th St.

A FEW BEAUTIFUL APARTMENTS, FURNISHED OR UNFURNISHED, TO LEASE FROM OCTOBER 1. TWO, THREE OR FOUR ROOMS AND BATHS.

ALSO APARTMENT FOR PHYSICIAN IN ANNEX; EVERY CONVENIENCE AND SERVICE.

RESTAURANT A LA CARTE
OR TABLE D'HOTE.

THE WARRINGTON

Madison Ave.,
Between
32d and 33d Sts.

Apartment
Hotel.

Under New Management.

A FEW APARTMENTS OF TWO,
FOUR AND SIX ROOMS, FUR-
NISHED OR UNFURNISHED.
SEPARATE MAIDS' ROOMS.

For particulars apply to

WHITEHOUSE & PORTER,
573 5th Ave., Windsor Arcade,
or J. B. WISTAR, Mgr., on premises.

HOTEL ARLINGTON

18, 20 West Twenty-Fifth Street.

TRANSIENT AND FAMILY HOTEL

MOST CENTRALLY LOCATED

NEAR MADISON SQUARE

AND NOT A BLOCK FROM BROADWAY.

VERY QUIET—VERY CONVENIENT.

FURNISHED AND UNFURNISHED APARTMENTS OF ONE, TWO AND THREE ROOMS
AND BATH ARE OPEN NOW FOR LEASING.

Call or write for Booklet.

Restaurant a la Carte.

T. E. TOLSON, Manager. WM. F. INGOLD, Proprietor.
TELEPHONE 3002—MADISON SQUARE.

HOTEL ST. LOUIS

QUIET AND CONVENIENT

34 and 36 East 32d Street

Apartments, 1, 2 and 3 Rooms and Bath.
Furnished or Unfurnished

Cuisine and Service Unexcelled

Apartments are now being leased for
the coming year

A. C. McCLELLAN & SON

HOTEL CARLTON

Quiet, Convenient and Homelike.

Broadway and 54th Street.

Apartments of 4 and 5 Rooms
and 2 Baths with

KITCHENETTE.

Hotel service of the highest standard. Its loca-
tion handy to all theatres and the shopping dis-
trict. Cars transferring to all parts of the city.

Apartments, furnished and unfurnished, permanent
and transient, Restaurant a la carte, are now being
leased for the coming year. Reference required.

A. C. McCLELLAN & SON.

HOTEL HARGRAVE

72d STREET WEST

NOW READY FOR OCCUPANCY.

Refined Family and Transient Hotel.
Within a block of Subway Express and Elevated Stations
AND ONLY 12 MINUTES FROM CITY HALL.
A number of Single Rooms with Bath Especially Furnished for Bachelors.

THE REAL ESTATE MARKET.

FEWER FLATS AND TENEMENTS
FIND BUYERS.

Operators and Investors Are Turning
Their Attention to West End Dwell-
ings and Apartment Houses and
to Loft Buildings—Suburbs Booming.

Last week was one of the quietest which
the realty market in Manhattan and The
Bronx has experienced in some time. In
the former borough only 237 conveyances
were recorded, as against 320 in the cor-
responding week a year ago. The decline of
activity in the building industry was equally
marked. Twenty-two new constructions,
calling for an expenditure of \$1,400,000,
were projected, compared with seventy-
nine constructions, valued at \$6,000,000,
for which plans were filed with the building
bureau in the same week last year.

The decrease of buying and building was
somewhat less pronounced in The Bronx,
for that borough is largely suburban in
character and suburban realty continues
to be in excellent demand. The diminished
volume of trading appears to affect chiefly
the flat and tenement districts, particularly
those along the subway, where it involves
both improved and unimproved land.

The mortgage statistics reflected the
growing tendency of estates and private
investors to lend money on real property
which has been noted since the law exempt-
ing mortgages from taxation went into
effect on July 1.

During the week just closed \$6,100,000
was invested in Manhattan and Bronx
mortgages, compared with \$3,500,000 a
year ago. Of the increase in the volume
of loans less than \$500,000 was derived from
banks, trust companies and insurance
corporations, the balance evidently coming
largely from sources which were closed
to borrowers on real estate so long as mor-
tgage rates, however, remain high.
Interest rates, however, remain high,
ranging between 5 and 6 per cent. Further-
more, lenders are extremely cautious in

passing on the securities offered. The
result is that although more money is
available for mortgage loans, little of it
is being placed on new buildings or on
vacant lots in the uptown flat and tenement
districts.

Operators, as well as investors, are there-
fore turning their attention to the older
part of Manhattan. Some increase of
trading is noted in private dwellings and
in old law elevator apartment houses,
particularly on the West Side, and in busi-
ness premises. There is a growing in-
quiry for loft buildings in the various whole-
sale districts below Thirty-fourth street
and a considerable number of new con-
structions of this description are being
projected.

The suburban sections of The Bronx are
also gaining in activity at the expense of
the flat and tenement neighborhoods along
the Third Avenue elevated line and the
rapid transit road. The demand there is
chiefly for two family houses and for lots
adapted for immediate improvement with
houses of this class.

Generally speaking, suburban realty is
more extensively dealt in than it has ever
before this season of the year. In
Brooklyn, for instance, 768 deeds were re-
corded last week, as against 699 in the cor-
responding week of 1905. The suburban
movement in Queens on Long Island, and
in Richmond continues to be on a large scale,
according to the reports of sales made by
development companies.

The real estate market evidently reflects
the same tendency of the population to
migrate to the outlying boroughs that was
indicated by the statistics tabulated in
connection with the opening of the public
schools last Monday. The number of part
time pupils fell from 23,000 to 17,000 on the
lower East Side of Manhattan, but rose in
about the same proportion in the newer
localities throughout the city.

Private Sales.

THIRTY-NINTH STREET.—George Nicholas
has purchased from Rebecca F. Riggs and
four story and basement business building
at No. 15 West Thirty-ninth street, lot
21x89. This property is in the rear of
the building which the New York Club
is erecting and has not changed hands in
twenty-five years. Douglas Robinson,
Charles A. Brown & Co. were the brokers.
FIFTY-NINTH STREET.—Mary A. Stewart
has sold Nos. 61 and 63 East Fifty-ninth
street, a six story fireproof apartment
hotel, on plot 60x100.5. F. R. Wood & Co.
are reported to be the brokers.
SEVENTY-FIRST STREET.—Ellen McK. Oun-
ning has sold No. 27 West Seventy-first

The Lorraine

5th Av. and 45th St.

A FEW BEAUTIFUL APARTMENTS
TO RENT UNFURNISHED FROM
OCTOBER 1.
RESTAURANT A LA CARTE.

PAUL W. ORVIS, GEORGE C. HOWE.

NEW HOTEL ST. BRENDAN

Northeast corner Columbus av. and
103d St.; 3 blocks from Subway
Station, one from L. R.R., surface
cars at corner, transferring to all
parts of the city; suites of one or
more rooms for modern terms.

R. L. GARCETON, Prop.

Hoffman Arms
MODERNIZED
Madison Ave., 50th St.
to 18 rooms.
Housekeeping or restaurant.

The new purchase is situated about the same
distance west of the railroad tracks that
Holly wood is at West End, but on much higher
ground, and has a magnificent view of the
surrounding country. Grant avenue leads
directly to the ocean through Phillips avenue
and is a fine residential neighborhood.

André H. O'Hara has leased the new seven
story lot building at No. 39 West Seventeenth
street, to the New York Electrical Supply
Company, No. 7 East Forty-first street, for
M. S. & O. S. Korn to Eugene Christian, No.
194, Riverside Drive, for Charles Lowen, No.
144 Fourth Avenue, Mount Vernon, two three
story business buildings on plot 45x105.

WEST WASHINGTON PLACE.—Elisha Craw-
ford has sold No. 27 West Washington place,
a four story dwelling on lot 23x75.
VINE STREET.—The Brokers' Realty and
Mortgage Company has sold for Samuel
Bumgarten, No. 261 West 143d street, a
five story new law apartment house, on
plot 38x109.11.

EIGHTH AVENUE.—Morris Freundlich has
bought No. 152 Eighth avenue, a six story
triple flat, on plot 32x109.
THIRTEENTH STREET.—Eather Minsky has
sold to Catherine A. F. Casanova, No. 235
E. 13th Street, a three story dwelling
on lot 18x79.

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a four story dwelling on lot 23x75.
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plot 38x109.11.

UNION AVENUE.—J. Clarence Davies has
sold for A. J. Cobe No. 885 Union avenue,
a two family brick house on lot 18x300.
151ST STREET.—J. Clarence Davies has sold
for Charles Elbert the plot 41x102.5 in
regular, on the north side of 151st street, 320
feet east of Morris avenue.
BROWN.—McKracken & Co. have sold for L. C.
Hahn No. 2770 Morris avenue, a two family
house on lot 25x35; also for Asher Freed-
man No. 445 Kingsbridge road, a dwelling
on plot 45x100; also for L. C. Hahn No. 2768
Morris avenue, a two family house on lot
25x35.

Miscellaneous.

Albert Booth, John T. Frank Appleby and
Edward Burlington have purchased a 1.5
acre plot on Grant avenue, West Deal, N. J.,
which they will probably subdivide into large
plots for a high class bungalow colony. It
is reported that this plot is in the hands of
a syndicate headed by George W. Young.

HOTEL LONGACRE

157-163 W. 47th St.
Near Broadway

EXCLUSIVELY
BACHELOR

THIS large new addition to
the popular home for
bachelors is now ready.
The management
desires to have the hotel
along the lines of a
private club, with the finest
of all car lines and theatres.
The rates range from \$27 to
\$50 per month for elegantly fur-
nished rooms and private bath.
Two room suites from \$40
to \$75.
H. R. SHARPS, PROP.

Madison Avenue Hotel

Madison Ave. and 92d Street.

Apartments for
Select Families.

ALSO
Limited Number
Single Rooms.

Elegant fireproof hotel in superb location and
fashionable neighborhood.
OVERLOOKING CENTRAL PARK.

American plan, table board of highest quality at
\$12 per week. Cafe, Restaurant, Telegraph and
Cable office and Telephones throughout.

Leases Now Being Made.

J. HULL DAVIDSON, Manager.

Hotel COLONIAL

81st Street and Manhattan Square

Modern Fireproof Residential Hotel

Restaurant on Twelfth Floor,

overlooking the Parks.

Highest Altitude Natural light on

in City.

Suites of ONE, TWO, THREE, FOUR and

FIVE ROOMS, with one or more baths.

FURNISHED OR UNFURNISHED.

Desirable Single Rooms for Bachelors.

UNDER SAME MANAGEMENT AS

Hotel SOMERSET

150 West 47th Street

WILLIAM H. MOSELEY, Pres. CLAUDE R. NOTT, Mgr.

SHERMAN SQUARE

HOTEL.

BROADWAY AND 71ST ST.

FACING THE SQUARE.

Most convenient location in New York;

one block from Central Park.

Subway express station at 71st street and

Sixth Avenue car line pass through hotel.

Modern construction; exquisite and tasteful

finishes; superior service.

All rooms equipped with light

and heat.

A FEW DESIRABLE SUITES.

Two bedrooms with Bath, taking in a por-
tion of the old tract itself, as well as the grand
stand. An army of workmen is engaged
in the improvements progress at Beech-
hurst, the new suburban development just
across the East River opposite 163d street,
had a very good effect on the market, and
putting in water and gas mains. This is in
anticipation of the great auction sale of lots
in the park section on Thursday by McKiv-
er-Gallagher Realty Company.

The announcement that the city has de-
cided to establish another municipal ferry
running to Stapleton, Staten Island, has
attracted thousands of home-seekers and
small investors who have made money in
the latter borough. The third addition to
be opened up by Wood, Harmon & Co. is
now on the market.

At Hollis Terrace the New York and Pitts-
burgh Real Estate Company reports a de-
clined increase of demand by investors and
building operators. The list of transactions
included ten lots on the north side of Atlantic
avenue between Thomas street and Griffith
avenue, twelve lots on the south side of At-
lantic avenue between Cornwell and Bond-
street, fifteen lots on Irvington street be-
tween Bedford and Atlantic avenues, twenty-three

EASTERN HOTEL

Whitehall and South Streets.

Facing Battery Terminal of "L" roads, Sub-
way and Street Railways, Ferris to Coney
Island, Brooklyn and Staten Island, Statue of
Liberty, Governor's Island.Entirely renovated, with tile bathrooms and
running water.

Rooms at \$3.00.

Restaurant a la Carte.

JOHN BITTNER, Prop.

HOTEL CECIL

118th St. and St. Nicholas Av

15 minutes from City Hall.

Subway station, 116th St.

Absolutely fireproof family hotel. Parlor,
bedroom and Bath Suites at rates ranging from
\$10 to \$20.00. Charles Laird,
Lunch and Dinner, \$1.00 for Breakfast and Dinner.

LEWIS F. PAAS.

ABSOLUTELY NO SIMILAR ACCOM-
MODATIONS ELSEWHERE IN
MANHATTAN BOROUGH
AT SAME RENTS.

THE CLENDENING APARTMENT HOTEL

202 West 103d St.

Subway station 200 feet from door.

Having completely rented all two and
three room apartments, we offer the
following larger suites for families.

4 rooms and bath, at \$57.50 to \$62.50 mo.
Five rooms, parlor, 14x24, \$75.00 mo.
Two choice corners \$75.00 and \$82.50 mo.

All night elevator, maid and hotel

service, telephones, private halls.

Superior American Plan Restaurant.

Best references essential.

EWEN HATHAWAY, MANAGER.

TELEPHONE 3510—RIVERSIDE.

THE RHINELANDER

12 Fifth Avenue

An exclusive, exquisitely ap-
pointed modern fireproof

APARTMENT HOTEL

Located in old Knickerbocker
neighborhood of Washing-
ton Square.

Restaurant a la Carte

A FEW SUITES FURNISHED
OR UNFURNISHED TO
LEASE TO DESIR-
ABLE TENANTS.

The Lorraine

5th Av.

and 45th St.

A FEW BEAUTIFUL APART-
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RESTAURANT A LA CARTE.

PAUL W. ORVIS, GEORGE C. HOWE

HOTEL MONTAGUE

103-105 Montague St., Brook-
lyn, N. Y., elegant fireproof

apartment hotel, in superb
location, 3 blocks from City
Hall, 2 blocks from Wall St.
ferry; Brooklyn Heights,
suites of 2 and 3 rooms,
with bath, first-class service.

Select people looking for a
permanent home should in-
vestigate. Rents \$45, \$50, \$75.

Restaurant, Palm Room, Ca'e.

OWNERS' MANAGEMENT

Manhattan

Square Hotel,

50-58 West 77th St., New York.

An ideal home. Unique in loca-
tion, facing the finest museum in the
world, in a restricted street, between
two parks.

ABSOLUTELY FIREPROOF.

The Manhattan Square Hotel offers

advantages unsurpassed to those

desiring a refined and beautiful

home elegant in all its appoint-
ments, a thoroughly equipped ser-
vice and a cuisine of the highest
standard.

RESTAURANT A LA CARTE.

CAFE, BILLIARDS, MUSIC.

Leases now being made for coming year.

SUITES, FURNISHED OR UNFURNISHED.

of two to six rooms with bath.

Suite suitable for dentist.

WILLIAM GAVIN, MGR.

The Bronx plans comprise a five story flat

to be built for F. M. Miller on Washington

avenue, south of 192d street, at a cost of \$40,000

a one story and basement church for the

trustees of the New York Presbytery at

163d street, to cost \$30,000, and a two story

dwelling on Tremont avenue, east of Laurence

avenue, to cost \$1,500.